174.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,300 / 885,300
					USE VALUE:	885,300 / 885,300
					ASSESSED:	885,300 / 885,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-47	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALOOF JOHN F
Owner 2:	
Owner 3:	
Street 1:	3 SCHOOLHOUSE LANE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,094 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1975, having primarily Vinyl Exterior and 2484 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5094.000	484,300		401,000	885,300
Total Card	0.117	484,300		401,000	885,300
Total Parcel	0.117	484,300		401,000	885,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.40 | /Parcel: 356.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	484,300	0	5,094.	401,000	885,300	885,300	Year End Roll	12/18/2019
2019	104	FV	422,000	0	5,094.	395,200	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	422,000	0	5,094.	303,600	725,600	725,600	Year End Roll	12/20/2017
2017	104	FV	396,500	0	5,094.	286,400	682,900	682,900	Year End Roll	1/3/2017
2016	104	FV	396,500	0	5,094.	263,500	660,000	660,000	Year End	1/4/2016
2015	104	FV	337,900	0	5,094.	246,300	584,200	584,200	Year End Roll	12/11/2014
2014	104	FV	337,900	0	5,094.	226,800	564,700	564,700	Year End Roll	12/16/2013
2013	104	FV	350,900	0	5,094.	226,800	577,700	577,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21446-358		9/1/1991		255,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2004	934	Wood Dec	5,000					
9/7/2004	886	New Wind	10,000			G6	GR FY06	17 REPL WNDWS, KIT
6/22/1993	276	Manual	3,590					SIDING

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5094		Sq. Ft.	Site		0	70.	1.12	6									400,974						401,000	

Total AC/HA: 0.11694 | Total SF/SM: 5094 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,974 | Spl Credit | Total: 401,000

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Measured	345	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	116591
GIS Ref	
GIS Ref	
Insp Date	07/03/18

!13581!

PRINT

Date	Time
12/11/20	03:30:51

LAST REV

Date	Time
07/30/18	11:43:34
apro	
13581	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.07270527
Const Adj.:	0.99989998
Adj $ / SQ:	150.164
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577249
Depreciation:	92937
Depreciated Total:	484312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

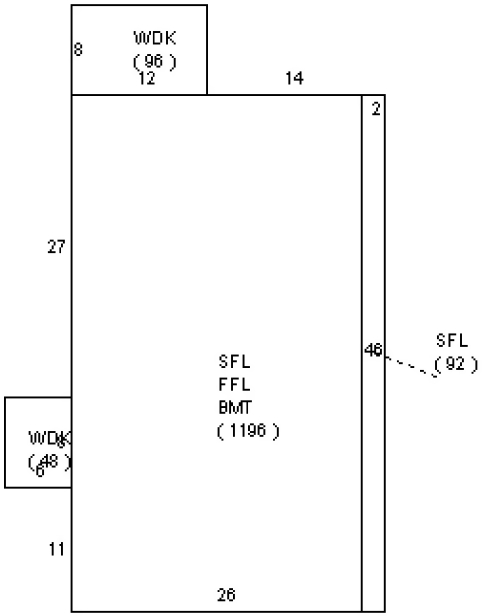
No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.16
Special Features:	0	Val/Su Net:	126.65
Final Total:	484300	Val/Su SzAd	194.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	150.160	193,411
BMT	Basement	1,196	45.050	53,879
FFL	First Floor	1,196	150.160	179,596
WDK	Deck	144	12.940	1,864

Net Sketched Area:	3,824			Total:	428,750
Size Ad	2484	Gross Are	3824	FinArea	2484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

174.0-0007-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	